Davidson County DEEDWARR
Recvd: 06/14/06 11:45 2 pgs
Fees:13.00 Taxes:606.83

20060614-0070963

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Jarmaine & Tiffani Betts** **1929 Pinehurst Drive** **Nashville, TN 37216**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **72-12; 316.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

KENNETH D. HUTCHINS

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

JARMAINE L. BETTS and wife, TIFFANI N. BETTS

HEREINAFTER called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 52 on the Plan of Riverwood Heights, Section 8, as of record in Book 3842, Page 157, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth D. Hutchins by special warranty deed from Novastar Mortgage, Inc. of record in Instrument No. 20051206-0146284, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as 1929 Pinehurst Drive, Nashville, Tennessee 37216

unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 31st day of May, 2006.

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

KENNETH D. HUTCHINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KENNETH D. HUTCHINS**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 31st day of May, 2006.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $164,009.00.

AFFIANT

Sworn to and subscribed to before me this 31st day of May, 2006.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 10-19-08